



**3102 Pacific  
 Wildwood, NJ 08260**

**Asking \$299,000.00**



**COMMENTS**

This commercial property in the Business District along Pacific Avenue offers a first floor large business space that has a long history of being a local popular Beauty Salon and for the past year was a retail shop. The second level is one 2-1/2 bedroom apartment with one full bath. The left side door is the entry to the shop with the large front display window and the door to the right is the separate entrance to the apartment upstairs. There is a rear entry door to access both floors with inside stairs to the second level. The main commercial space offers a front seating area, lots of closet storage space, display lighting, powder room, gas heat and central air, laminate flooring and some shelving. The second floor apartment has a living room with walk in closet, large eat-in kitchen, 2-1/2 bedrooms and a full bath. This bathroom has recently been upgraded and awaiting the new floor installation. The second floor tenant is a long term year-round tenant with a steady payment history, who wants to stay. The first floor commercial space includes a newer washer and dryer in the rear utility room and the second floor apartment also has a washer and dryer. Separate electric accounts. Second level has natural gas heat, separate account paid by tenant. Second floor has year-round Comcast account paid by tenant. The monthly rent for the second level tenant is \$1,500 per month.

**PROPERTY DETAILS**

Exterior	OutsideFeatures	OtherRooms	InteriorFeatures
Block	Sign	Retail Store	Display Window
Brick Face	Other (See Remarks)	Laundry Room	Smoke/Fire Alarm
		Utility Room	



Ask for George Cash  
 Berger Realty Inc.  
 3160 Asbury Avenue, Ocean City  
 Call 609-399-0076  
 Email to: gbc@bergerrealty.com

